

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of *February, 2002*, by and between *Clyde H. Dixon, Jr. and Joyce N. Dixon, d/b/a Dixon Company*, party of the first part, and *Dixon Homes, LLC, a Tennessee Limited Liability Company*, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

Lot 26, Shadow Oaks Subdivision, Section 34, Township 1 South, Range 6 West, DeSoto County, Mississippi, as shown on plat of record in Plat Book 66, Pages 13-14, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the Grantor(s) herein by Warranty Deed of record in Book 344, Page 775 in said Clerk's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: *2002 City of Olive Branch and DeSoto County real property taxes, not yet due and payable, Subdivision Restrictions, Building Lines and Easements of record in Plat Book 64, Pages 13-14, all being of record in said Clerk's Office* and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

CLERK OF DE SOTO CO.

FEB 20 12 55 PM '02

BK 411 PG 788
W.F. DAVIS ON CLK.

Clyde H. Dixon, Jr. d/b/a Dixon Company

Joyce N. Dixon d/b/a Dixon Company

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared **Clyde H. Dixon, Jr. and Joyce N. Dixon, d/b/a Dixon Company** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to be the person(s) herein named) and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of February, 2002.

Catherine L Spark

Notary Public

My Commission Expires: 10.29.02



Tax Parcel No.:
1068-3456.3.00026.00

Property Address:
Lot 26, Shadow Oaks S/D
Olive Branch, MS

GRANTOR'S ADDRESS

Clyde H. Dixon, Jr.

Joyce N. Dixon

6389 Quail Hollow #202
Memphis, TN 38120

Phone Numbers:

Home: 901-767-6200

Work: 901-767-6200

GRANTEE'S ADDRESS

Dixon Homes, LLC

6389 Quail Hollow #202

Memphis, TN 38120

Phone Numbers:

Home: n/a

Work Phone: (901) 767-6200

This Instrument Prepared by & Return To:

Fearnley, Califf, Martin, McDonald & Tate PLLC

6389 Quail Hollow Road - Suite 202

Memphis, TN 38120

(901) 767-6200